LOT 248
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

EIPPERT JAMES B & SUSAN R
493 CONTINUUM LOOP
YULEE, FL 32097

2026

50-3N-27-1004-0248-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

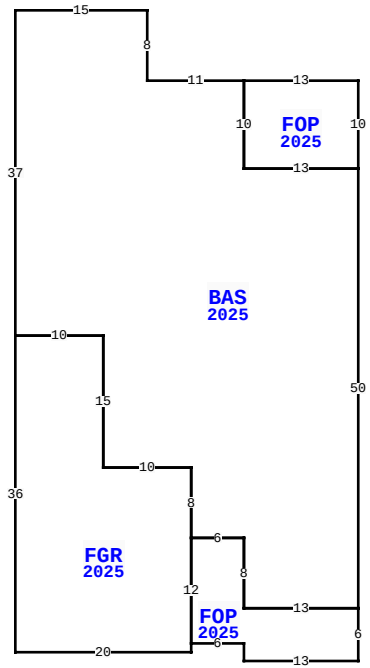
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4094.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	2025	1,812	310,541
FGR	570	55	2025	314	53,813
FOP	130	30	2025	39	6,684
FOP	150	30	2025	45	7,712
TOTALS	2,662			2,210	378,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,210	123.2938	171.38	378,750	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2025 Heated Area: 1812 HX Base Yr



493 CONTINUUM LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	378,750
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	463,750
SOH/AGL Deduction	0
ASSESSED VALUE	463,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	463,750
TOTAL JUST VALUE	463,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	447,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002711	PRIVATE PROVIDER	345,626	03/07/2024
230011470	NEW SFR	345,626	09/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2867/0160	5/06/2026	WD	Q	I	01	492,000
GRANTOR: POFF LISA BANNER LIVI						
GRANTEE: EIPPERT JAMES B & S						
2703/79	3/25/2024	SW	Q	I	01	458,100
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: POFF LISA BANNER LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=99,68] N50 W13 N10 W11 N8 W15 S37 E10 S15 E10 S8 E6 S8 E13 $
FOP=[YR=2025;ORIG=99,68] S6 W13 N2 W6 N12 E6 S8 E13 $
FGR=[YR=2025;ORIG=60,37] E10 S15 E10 S8 S12 S1 W20 N36 $
FOP=[YR=2025;ORIG=86,8] E13 S10 W13 N10 $
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EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	0		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS